



RE/MAX

PROPERTY HUB



Kings Quay Street, Old Harwich, CO12 3ER

Offers in the region of £425,000

Beautifully presented Grade II Listed Character Home dating back to the 1600's, nestled in the heart of charming Old Harwich, surrounded by the Electric Palace Cinema and St Nicholas Church, with accommodation spread across 4 floors, 5 bedrooms (2 with en-suite), spacious Lounge with Inglenook fireplace, dining room, kitchen with island breakfast bar and Aga stove set in a decorative arched recess, dining room, home office, utility, ground floor WC, With off road parking to the front and a sunny SW facing courtyard garden to the side and rear.

Packed full of characterful features, viewing this unique home is simply a must!

Council Tax Band: D
Grade II Listing Applicable

Entrance Porch

With part glazed double doors leading to lounge

Lounge 17'4" x 13'10" (5.29 x 4.22)

Spacious reception lounge with exposed beams, windows to front and side aspect, large feature inglenook fireplace, storage cupboard and built in shelving, stairs to first floor and opening through to dining room

Dining Room 16'7" x 14'0" (5.07 x 4.28)

Exposed beams, 2 windows to rear aspect overlooking the rear courtyard, storage cupboard, stairs down to kitchen and door to utility area

Kitchen 12'10" x 11'10" (3.92 x 3.61)

Exposed beams, fitted with a range of matching wall and base units, butler style inset sink, wooden worktops, Aga range set in feature brick arch recess with ambient lighting, integral dishwasher, space for fridge/freezer, pantry cupboard, island style breakfast bar with under counter storage, 2 windows to rear aspect

Utility Area 10'4" x 4'9" (3.16 x 1.46)

With wooden counter top and inset stainless steel sink basin, plumbing for washing machine, window to side aspect, door to WC, back door leading to rear courtyard, leads through to storage room and study

Ground Floor WC

Low level WC

Storage Room 6'6", 13'4" x 5'10" (2.41 x 1.79)

With power and light

Study 8'4" x 7'0" (2.55 x 2.14)

2 windows to both side and rear aspect

Bedroom 1 14'7" x 10'11" (4.46 x 3.35)

Located on the first floor, exposed beams, window to front aspect, storage cupboard and door to en-suite bathroom

en-suite 8'4" x 6'4" (2.56 x 1.95)

Suite comprising panelled bath, wash basin in vanity unit with storage, low level WC, window to side aspect and opaque feature window to bedroom, complimentary tiling to walls

Bedroom 2 13'9" x 10'10" (4.21 x 3.32)

Exposed beams, 2 storage cupboards, feature fireplace, window to front aspect and door to en-suite shower room

en-suite 7'9" x 2'10" (2.37 x 0.88)

Suite comprising shower cubicle, wash basin in vanity unit, low level WC, heated towel radiator and window to side aspect

Bedroom 3 11'3" x 9'3" (3.45 x 2.84)

With double aspect windows to side and rear

Bedroom 4 8'4" x 7'9" (2.55 x 2.38)

With window to front aspect and storage cupboard

Bedroom 5 12'1" x 6'1" (3.70 x 1.86)

Window to side aspect with view of St. Nicholas Church

Shower Room 9'2" x 6'0" (2.80 x 1.85)

(With some restricted head height), opaque window to side aspect, shower cubicle, sink in vanity unit, and low level WC

Outside Areas:

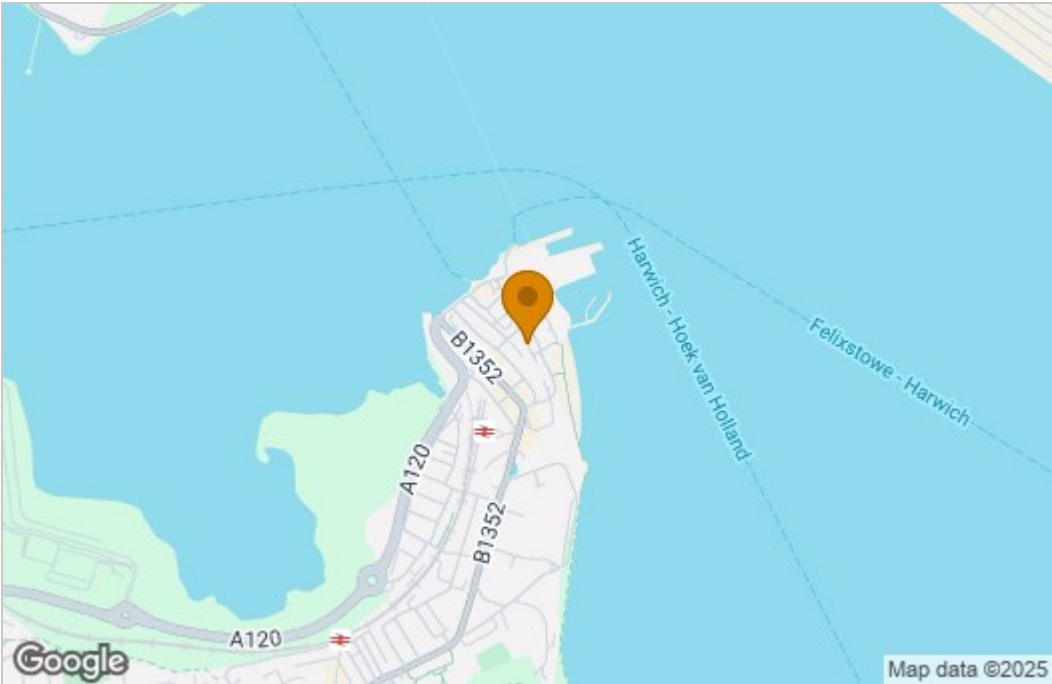
Convenient off road parking to the front of the property on the block paved driveway, with gates accessing the rear courtyard (gates can open up, completely for any boat owners!)

The charming rear garden is courtyard style and SW facing, a fully enclosed haven, block paved and low maintenance, with feature pond and established shrubbery

Floor Plan



Area Map



Energy Efficiency Graph

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